



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
June 7, 2012

APPROVED

Attachments:

1. Meeting Agenda
2. 166 & 168 Middlesex Rd. Plan Revisions – 5/2/12
3. 166 & 168 Middlesex Rd. Artist Rendering – 5/15/12
4. Westford Rd. Development regarding Tyngsborough Commons Changes – 6/7/12

Members Present: Steve Nocco
Caryn DeCarteret
William Gramer
Tom Delmore
Steve O'Neill
Jesse Johnson, David E. Ross Associates

7:00pm - Meeting called to order by Chairman Tom Delmore

7:02pm **166 & 168 Middlesex Road (M21, Parcels 21 & 42, L0) – Special Permit and Site Plan Special Permit for the razing of an existing building and the construction of a ~9,870 s.f. building with associated parking and utilities. Continued from May 3, 2012.**

Project engineer Doug Lees appeared before the Board to report on the progress on the revisions required by Board engineer Jesse Johnson. They have reduced the size of the proposed building which enabled them to have a total of 47 parking spaces. They are still waiting for the traffic study report to be completed and hope to have that by the next meeting. In addition, they will need to obtain permits from the Conservation Commission and MassDOT before any work can be started. J. Johnson said that he was happy with the applicant's responses to his comments although some items still need to be revised. Mr. Lees said that he'll work on those and have them ready for the next meeting.

W. Gramer: Motion to continue this hearing until 6/21/12
S. Nocco: 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

7:20pm DISCUSSION

Tyngsborough Commons

Developer Walter Eriksen and Atty. Scott Eriksen appeared before the Commission to resume discussion regarding their request for a minor change to the Special Permit Decision for Tyngsborough Commons. The changes are requested due to the direct result of the changes in their financing options and further market research regarding commercial space below residential units. Mr. Eriksen went on to say that the total number of residential units will remain the same, but the commercial space would decrease by approximately 4,000 square feet.

S. O'Neill reiterated his concern over the changes and asked if they could produce a rendering of what the project would look like with the proposed changes. The Board stressed that they would like to see the project maintain the same old time village feel as the original project.

Mr. Eriksen will continue to evaluate the project and work on an alternative designs to bring to the Board at the next meeting on June 21, 2012.

CPC Appointment

S. O'Neill: Motion to re-appoint William Gramer as the Board's representative on the CPC.

S. Nocco: 2nd the motion

In Favor: 4 Opposed: 0 Abstain: 1

ENGINEER REPORTS - None

ADMINISTRATIVE

S. Nocco: Motion to approve the minutes of April 5, 2012 as written.

W. Gramer: 2nd the motion

In Favor: 3 Opposed: 0 Abstained: 2

Passes: 3-0-2

S. Nocco: Motion to approve the minutes of May 17, 2012 with suggested revisions.

W. Gramer: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

8:00pm

S. O'Neill: Motion to adjourn
C. DeCarteret: 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

Minutes respectfully submitted by
Pamela Berman, Planning Board Administrative Assistant